49/51 Grantham Road, Newcastle Upon Tyne, NE2 1QX

Offers Over £375,000

Hive Estates presents an exceptional opportunity to acquire a pair of Tyneside flats located in the highly desirable Sandyford area. The properties offer a combined six bedrooms, comprising a two-bedroom lower flat and a four-bedroom upper maisonette, both licensed and currently tenanted from summer 2026.

Together, the flats generate a total annual income of £32,640 (£21,840 from the upper and £10,800 from the lower), providing a strong gross rental yield of 8.7% and an attractive, ready-made investment opportunity.

Both flats are well configured for shared living, featuring separate kitchens and living rooms, and benefit from a south-facing aspect, allowing plenty of natural light throughout.

The lower flat boasts a spacious kitchen with monochrome tiling, oak effect cabinetry, and grey worktops, with direct access to the rear yard. The living room offers built-in storage and a feature fireplace, while the master bedroom benefits from a large bay window and original fireplace surround. The second bedroom is well sized, and the bathroom includes a walk in shower, basin, and WC.

The upper maisonette is arranged over two floors, with a modern kitchen at the rear featuring oak effect cabinets and grey laminate worktops. The living room offers generous space for both relaxing and dining, complete with built-in storage. On the first floor, there are two well proportioned bedrooms, one with a bay window, a study room great to use for quite time to get work done, plus a bathroom with a walk in shower, basin, and WC. The second floor provides two further large bedrooms with Velux windows, creating bright, airy spaces.

Externally, both properties share a rear yard with access to the lane, providing convenient bike and bin storage.

With high tenant demand, strong rental returns, and a prime location close to Sandyford's shops, cafes, and student hotspots, as well as excellent transport links, this is a superb investment opportunity in one of Newcastle's most sought-after areas.

Lounge/Diner 14'9" x 12'9" (4.50 x 3.90)

Kitchen 10'9" x 8'4" (3.30 x 2.55)

Bedroom 1 14'1" x 13'5" (4.30 x 4.10)

Bedroom 2 11'1" x 7'8" (3.40 x 2.35)

Shower Room 9'2" x 3'5" (2.80 x 1.05)

Lounge/Diner 15'1" x 13'1" (4.60 x 4.00)

Kitchen 10'11" x 8'4" (3.35 x 2.55)

Bedroom 1 9'6" x 12'4" (2.90 x 3.78)

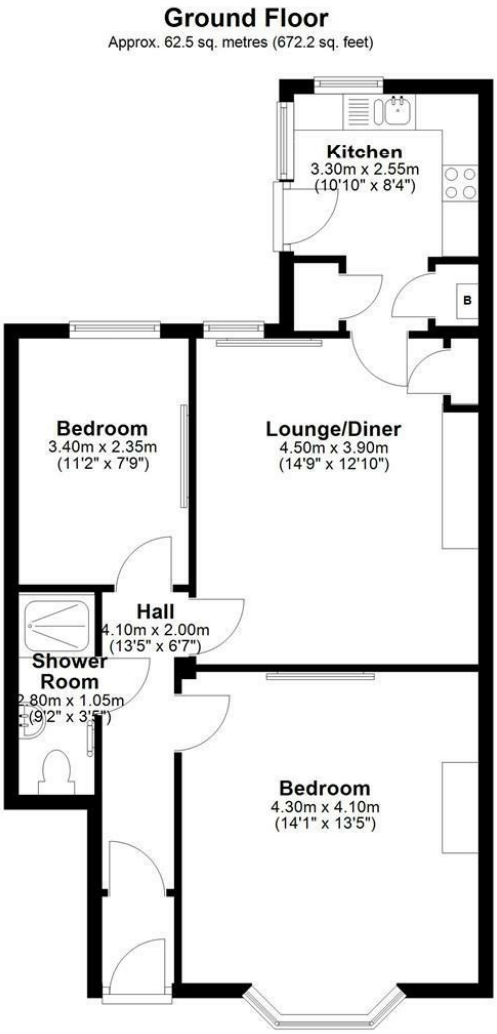
Bedroom 2 11'5" x 7'10" (3.50 x 2.40)

Bedroom 4 8'10" x 20'7" (2.70 x 6.29)

Bedroom 5 8'10" x 16'4" (2.70 x 5.00)

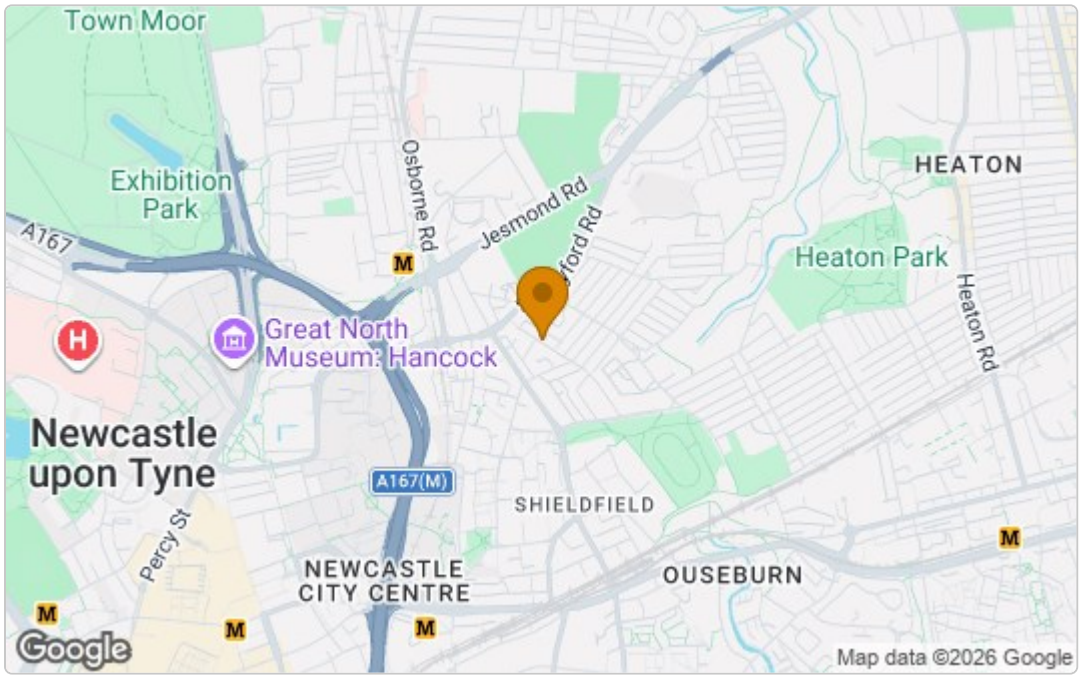
Study 8'0" x 7'8" (2.45 x 2.35)

Floor Plan

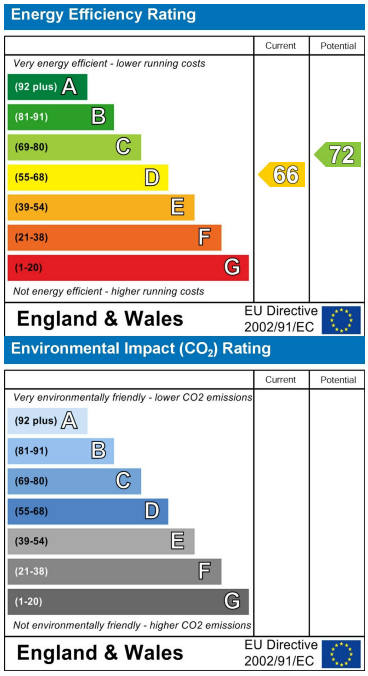


Total area: approx. 62.5 sq. metres (672.2 sq. feet)

Area Map



Energy Efficiency Graph



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